

Docket Item # 1
BAR CASE # 2011-0333

BAR Meeting
December 14, 2011

ISSUE: Window Replacement

APPLICANT: Lori Hall

LOCATION: 401 North Fayette Street

ZONE: RB / Residential

STAFF RECOMMENDATION: Staff recommends approval of the application as submitted.

****EXPIRATION OF APPROVALS NOTE:** In accordance with Sections 10-106(B) and 10-206(B) of the Zoning Ordinance, any official Board of Architectural Review approval will expire 12 months from the date of final approval if the work is not commenced and diligently and substantially pursued by the end of that 12-month period.

****BUILDING PERMIT NOTE:** Most projects approved by the Board of Architectural Review require the issuance of one or more construction permits by Building and Fire Code Administration (including siding or roofing over 100 square feet, windows and signs). The applicant is responsible for obtaining all necessary construction permits after receiving Board of Architectural Review approval. Contact Code Administration, Room 4200, City Hall, 703-746-4200 for further information.



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I. ISSUE:

The applicant is requesting approval of a Certificate of Appropriateness for replacement windows at 401 North Fayette Street. The applicant is requesting approval to replace existing single-glazed, two-over-two (horizontal muntin) wood windows with one-over-one, aluminum-clad wood windows. The proposed windows are Pella double-glazed, full-frame, aluminum-clad wood windows.

II. HISTORY:

401 North Fayette Street is an end-unit, two-story, two-bay brick mid-century townhouse. The townhouse was constructed in **1962** according to City real estate records. The townhouse does not appear on the 1958 Sanborn Fire Insurance Map.

The National Register Uptown/Parker-Gray Historic District nomination identifies this building as a non-contributing resource.

III. ANALYSIS:

The subject property is representative of later versions of mid-century vernacular brick townhouses constructed throughout the Washington, D.C. area beginning in the late 1930s. The *Design Guidelines* recommend that: "...replacement windows should be appropriate to the historic period of the architectural style of the building."

Aluminum-clad wood windows became commercially available in the 1969 and therefore may be administratively approved on buildings constructed after 1969, according to the recently adopted Window Policy. However, because of the 1962 date of construction of this unit, Staff was unable to administratively approve aluminum-clad windows. Staff has no objection to the use of aluminum-clad wood windows in this particular case finding that they are in keeping with the architectural style and materials associated with this building type. Indeed, many of these buildings were originally constructed with steel sash windows. Furthermore, Staff notes that for this type of resource—the ubiquitous, vernacular, red brick townhouse of the mid-20th-century—the significance of these buildings in Alexandria lies not in one specific building material. The significance of this building type is generally cultural, rather than architectural, and exemplifies the model used to house a great influx of workers during and after World War II. This townhouse style proliferated because its simple design could be adapted to a variety of conditions and ornamented and differentiated in numerous ways, and it used common, readily-available materials. In consideration of this, Staff finds that the use of aluminum-clad wood windows continues the spirit of using readily-available, durable materials for this type of building.

STAFF:

Catherine Miliaras, Historic Preservation Planner, Planning & Zoning
Al Cox, FAIA, Historic Preservation Manager, Planning & Zoning

IV. CITY DEPARTMENT COMMENTS

Legend: C - code requirement R - recommendation S - suggestion F- finding

Code Administration:

- F-1 The review by Code Administration is a preliminary review only. Once the applicant has filed for a building permit, code requirements will be based upon the building permit plans. If there are any questions, the applicant may contact Ken Granata, Plan Review Supervisor at ken.granata@alexandriava.gov or 703-746-4190. (Code)
- C-1 Alterations to the existing structure and/or installation of equipment requires construction/alteration permits. Five sets of architectural quality documents shall accompany the permit applications that fully detail the construction/alteration.

V. IMAGES



Front Elevation (Fayette St.)



Rear Elevation



Typical Window Detail



Side View 1 (Princess St)

Figure 1. Existing conditions, front (west) and rear (east) elevations.



Side Elevation - 2



Side Elevation - 3




Side Elevation- Detail 1



Side Elevation- Detail 2

Figure 2. Existing conditions, side (south) elevation.

What are you looking for?



Pella 36-1/4" x 54-1/4" Proline 450 Series Wood Double Pane Double Hung Window

Item #: 156872 | Model #: 748171605470

★★★★★

\$228.00

Customize Your Order

Pick Up in Store at Lowe's Of N Frederick, MD - FREE

Lowe's Truck Delivery

Parcel Shipping Not Available

Pella 36-1/4" x 54-1/4" Proline 450 Series Wood Double Pane Double Hung Window **\$228.00**

36-1/4" x 54-1/4" Proline 450 Series Wood Double Pane Double Hung Window

- Pella ProLine 450
- Advanced Low-E energy-saving glass
- Custom sizes and color-matched grilles are also available via special order
- Beautiful wood interior with low-maintenance EnduraClad® exterior
- Both sashes tilt for easy cleaning of exterior glass from inside your home
- Cam-action locks provide a superior seal against drafts and leaks
- For more product details refer to the specifications tab

Actual Height (Inches)	53.5	Nail Fin	Applied
Paintable	No	J Channel	N/A
Color/Finish Family	Nickel	Mulling	N/A
Includes Grid	No	Wood Jamb Extension	4-9/16"
Grid Type	N/A	Number of Locks	2
Grid Width	N/A	Ventilation Latches	N/A
Grid Profile	N/A	Tilt Mechanism	Compression
Grid Pattern	N/A	Rough Opening Height (Inches)	54.25
Glazing Type	Double pane	High Altitude Rated	No
Argon Gas Insulated	Yes	Hurricane Approved	No
Actual Width (Inches)	35.5	Miami Dade Approved	No
Glass Strength	Annealed	Sound Transmission Control (STC) Rated	Yes
Obscure Glass	No	Florida Product Approved	Yes
Frame Profile	Flat	Design Pressure (DP) Rating	35.0
Screen Included	None	Texas Department of Insurance Approved	Yes
Screen Type	N/A	U Value	0.3
Screen Frame Type	N/A	Solar Heat Gain Coefficient (SHGC)	0.3
Balance System	Block & tackle	Jamb Depth (Inches)	4.5625
Tilting	Yes	ENERGY STAR Qualified South/Central Zone	Yes
Warranty	20-year	Frame Material	Wood
Lowe's Exclusive	Yes	Series	Pella® Proline 450 Series
Rough Opening Width (Inches)	36.25	Interior Color/Finish	Unfinished Pine
Project Type	New construction	Exterior Color/Finish	White EnduraClad®
Meets Egress Requirement	No		
Lock Type	Cam		

Figure 3. Proposed window specifications.